

SECTION 1 RESIDENTIAL DISTRICTS

1.01 **A - AGRICULTURAL DISTRICT**

1.02 **GENERAL PURPOSE AND DESCRIPTION:**

This District is intended to provide a location for principally undeveloped or vacant land situated on the fringe of an urban area and used for agricultural purposes, but may become an urban area in the future. Generally, the "A", Agricultural District, will be near development; therefore, the agricultural activities conducted in the "A", Agricultural District, should not be detrimental to urban land uses. The types of uses and the area and intensity of uses permitted in this District shall encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made. The "A", Agricultural District is also intended to protect areas that may be unsuitable for development because of physical problems, lack of infrastructure, constraints, or potential health or safety hazards such as flooding, as well as providing for preservation of natural open space areas.

1.03 **PERMITTED USES:**

A. Uses permitted in the A - Agricultural District are outlined in Article II, Section 3.

1.04 **AREA REGULATIONS:**

A. **Size of Yards:**

1. **Minimum Front Yard** - Forty feet (40')
2. **Minimum Side Yard** - Twenty feet (20'); twenty-five feet (25') on corner adjacent to side street
3. **Minimum Rear Yard** - Twenty-five feet (25')

B. **Size of Lots:**

1. **Minimum Size of Lot Area** - Two (2) acres
2. **Minimum Lot Width** - One hundred fifty feet (150')
3. **Minimum Lot Depth** - Two hundred fifty feet (250')

C. **Minimum Dwelling Area** - One thousand (1,000) square feet, see Article IV, Section 9.02

D. **Maximum Height** - Two (2) stories no greater than forty (40) feet

E. **Lot Coverage:** N/A

F. **Parking Regulations**

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
 - a. Off-Street Parking and Loading Requirements, Article IV, Section 4

G. **Other Regulations**

1. Accessory Building and Use Regulations, Article IV, Section 7

ARTICLE III - ZONING DISTRICTS
SECTION 1 - RESIDENTIAL DISTRICTS

2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5